

006.A

0001

0065.1

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

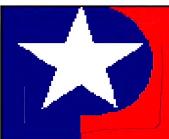
547,000 / 547,000

USE VALUE:

547,000 / 547,000

ASSESSED:

547,000 / 547,000


Patriot
 Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 65 | | FREEMAN ST, ARLINGTON |

OWNERSHIP

| | | | |
|----------|-----------------------|---------|---|
| Owner 1: | KEATING LEAH TENNEY & | Unit #: | 1 |
| Owner 2: | KEATING EAMON | | |
| Owner 3: | | | |

Street 1: 65 FREEMAN ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ROSS CHAPMAN M & -

Owner 2: SWAMY MEGHNA H -

Street 1: 65 FREEMAN ST UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Vinyl Exterior and 1480 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 7817 | | | | | | | | | | | | G8 | 1. | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 547,000 | | | 547,000 | | 281242 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 07/19/18 |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | 006.A-0001-0065.1 | | !15347! | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|-----------------------|-------------------|------|---------|--|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | | |
| 2022 | 102 | FV | 547,000 | 0 | . | . | 547,000 | Year end | 12/23/2021 | | | |
| 2021 | 102 | FV | 530,900 | 0 | . | . | 530,900 | Year End Roll | 12/10/2020 | | | |
| 2020 | 102 | FV | 522,800 | 0 | . | . | 522,800 | 522,800 Year End Roll | 12/18/2019 | | | |
| 2019 | 102 | FV | 475,700 | 0 | . | . | 475,700 | 475,700 Year End Roll | 1/3/2019 | | | |
| 2018 | 102 | FV | 420,700 | 0 | . | . | 420,700 | 420,700 Year End Roll | 12/20/2017 | | | |
| 2017 | 102 | FV | 383,500 | 0 | . | . | 383,500 | 383,500 Year End Roll | 1/3/2017 | | | |
| 2016 | 102 | FV | 383,500 | 0 | . | . | 383,500 | 383,500 Year End | 1/4/2016 | | | |
| 2015 | 102 | FV | 354,300 | 0 | . | . | 354,300 | 354,300 Year End Roll | 12/11/2014 | | | |

| SALES INFORMATION | | | | | | | | TAX DISTRICT | | | | PAT ACCT. | | | |
|-------------------|-----------|------|-----------|-----------|--|------------|----|--------------|-------|-------|--|-----------|--|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | | Sale Price | V | Tst | Verif | Notes | | | | | |
| ROSS CHAPMAN M | 125-93 | | 5/15/2013 | | | 375,000 | No | No | | | | | | | |
| LOCONZOLO WILLI | 92-146 | | 3/3/2006 | | | 342,000 | No | No | | | | | | | |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | |
|------------------|--------|----------|--------|-----|------------|----------|------------|---------|------------|--------------|-----|----------------------|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | |
| 11/20/2019 | 1886 | Redo Bat | 32,000 | C | | | | | 11/19/2020 | Mail Update | JO | Jenny O | | | | | |
| 8/18/2011 | 888 | Re-Roof | 9,810 | | | | | | 7/19/2018 | Measured | DGM | D Mann | | | | | |
| | | | | | | | | | 3/20/2007 | External Ins | BR | B Rossignol | | | | | |

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

| | | | | | | | | | | | | | | | | | |
|---|-------------------|---------|-----|---------------------------|-------------------------|---------|-------|-------------------------|---------------------------------|-----------|----------|----------------------|------|-------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: 99 - Condo Conv | | | | Full Bath: 1 | Rating: Good | | | | | | | | | | | | |
| Sty Ht: 0 - 1 St condo | | | | A Bath: | Rating: | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | |
| Foundation: 3 - BrickorStone | | | | A 3QBth: | Rating: | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: | Rating: | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | | | A HBth: | Rating: | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | Rating: | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | RESIDENTIAL GRID | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Good | | | 1st Res Grid | Desc: Line 1 | # Units 1 | | | | | | | |
| Color: TAN | | | | A Kits: | Rating: | | | Level | FY LR DR D K FR RR BR FB HB L O | | | | | | | | |
| View / Desir: | | | | Fpl: 1 | Rating: Good | | | Other | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | Upper | | | | | | | | | |
| Grade: C - Average | | | | CONDOS INFORMATION | | | | Lvl 2 | | | | | | | | | |
| Year Blt: 1916 | Eff Yr Blt: | | | Location: | | | | Lvl 1 | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | Lower | | | | | | | | | |
| Jurisdct: G8 | | Fact: . | | Floor: 1 - 1st Floor | | | | Totals | RMs: 5 | BRs: 2 | Baths: 1 | HB | | | | | |
| Const Mod: | | | | % Own: 48.000000000 | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: GD - Good | 18. % | | | Exterior: | No Unit | RMS | BRS | FL | | | | | |
| Prim Int Wal 2 - Plaster | | | | Functional: | | % | | Interior: | 1 | 5 | 2 | 1 | | | | | |
| Sec Int Wall: | | % | | Economic: | | % | | Additions: | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | % | | Kitchen: | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | | % | | Baths: | | | | | | | | | |
| Sec Floors: | | % | | Total: | 18.6 % | | | Plumbing: | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | CALC SUMMARY | | | | Electric: | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 305.00 | | | | Heating: | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.35000002 | | | | General: | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 0.98990101 | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 407.592 | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 68750 | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | Grade Factor: 1.00 | | | | | | | | | | | | | |
| Heat Type: 5 - Steam | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | LUC Factor: 1.00 | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: 671986 | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | Depreciation: 124989 | | | | | | | | | | | | | |
| | | | | Depreciated Total: 546996 | | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | AvRate: | Ind.Val | | | | | | | | | | | |
| Make: | | Model: | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | Serial #: | | | Year: | | | | | | | | | | |
| PARCEL ID 006.A-0001-0065.1 | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| More: N | Total Yard Items: | | | | Total Special Features: | | | | | | | | | | | Total: | |
| IMAGE AssessPro Patriot Properties, Inc | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | |